

Ein cyf/Our ref: CAS-247615-T2C5
Eich cyf/Your ref: P/2024/0003

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 21 February 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Newid defnydd o ganolfan arddio l iard gludiant / change of use from garden centre to haulage yard

LLEOLIAD/LOCATION: Carlton Garden Centre, Pinfold Lane, Llay Industrial Estate, Llay, Wrexham, LL12 0PX

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 01 February 2024.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

- Beeston, B., August 2023, Carlton Garden Centre, Preliminary Ecological Appraisal reference UES04084/01, UES Ltd

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Protected Species

We note that the bat report submitted in support of the above application (Howard, J, August 2023, Carlton Garden Centre, Bat Presence/Absence Survey reference UES04084/04, UES Ltd) has identified that bats are not present at the application site.

Section 3.1.2 of the Preliminary Ecological Appraisal (Beeston, B., August 2023, Carlton Garden Centre, Preliminary Ecological Appraisal reference UES04084/01, UES Ltd) confirms Great Crested Newt records approximately 482m from the application site. Section 4.2.1 of the report includes Reasonable Avoidance Measures.

We concur with the avoidance and mitigation measures described in the Reasonable Avoidance Measures report in regard to Bats and GCN and advise that the report must be

included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

We recommend that the lighting arrangements onsite are secured to the satisfaction of your authority.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

However, recognising the specific nature of the application submitted we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Pollution Prevention

We note that the proposals include a self-contained lorry washing bay. The applicant should ensure that the proposed system follows [GPP 13 Vehicle washing and cleaning | NetRegs | Environmental guidance for your business](#). Further information on pollution prevention measures can be found here [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business](#).

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Rachael Burke

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.